167.0	0003	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	739,000	/	739,000
USE VALUE:	739,000	/	739,000
ASSESSED:	739,000	/	739,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMODEO BENJAMIN
Owner 2:	KATZ JOHANNA
Owner 3:	
Street 1:	63 OTIS APT 3
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02141 Type:

PREVIOUS OWNER

Owner 1:	STONE KATHLEEN B -
Owner 2:	-
Street 1:	24 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,187 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Wood Shingle Exterior and 1618 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5187.000	336,100		402,900	739,000
Total Card	0.119	336,100		402,900	739,000
Total Parcel	0.119	336,100		402,900	739,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.74 | /Parcel: 456.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
110597			10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 167.0-0003-0008.A

!12927!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,100	0	5,187.	402,900	739,000	739,000	Year End Roll	12/18/2019
2019	101	FV	257,100	0	5,187.	402,900	660,000	660,000	Year End Roll	1/3/2019
2018	101	FV	257,100	0	5,187.	356,900	614,000	614,000	Year End Roll	12/20/2017
2017	101	FV	257,100	0	5,187.	299,300	556,400	556,400	Year End Roll	1/3/2017
2016	101	FV	257,100	0	5,187.	299,300	556,400	556,400	Year End	1/4/2016
2015	101	FV	243,500	0	5,187.	259,000	502,500	502,500	Year End Roll	12/11/2014
2014	101	FV	243,500	0	5,187.	250,400	493,900	493,900	Year End Roll	12/16/2013
2013	101	FV	227,800	0	5,187.	238,300	466,100	466,100		12/13/2012

PRINT

Date	Time
12/11/20	02:56:55

LAST REV

Date	Time
05/12/20	12:38:57

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12927

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STONE KATHLEEN	74271-188	1	3/11/2020		885,000	No	No		
KEGEL JOANNE C	39975-358		7/16/2003		419,000	No	No		
EDMONDS ALICE A	29225-353		10/15/1998		259,000	No	No		Y

USER DEFINED

Prior Id # 1:	110597
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2013	254	Dormers	40,000	C				
10/22/2009	1034	Redo Kit	12,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
8/2/2013	Measured	JBS	JOHN S
5/23/2013	Info Fm Prmt	EMK	Ellen K
12/18/2008	Meas/Inspect	189	PATRIOT
12/21/2004	MLS	HC	Helen Chinal
4/21/2000	Inspected	276	PATRIOT
12/20/1999	Mailer Sent		
12/17/1999	Measured	276	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5187		Sq. Ft.	Site		0	70.	1.11	8									402,928						402,900	

Total AC/HA:	0.11908	Total SF/SM:	5187	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	402,928	Spl Credit		Total:	402,900

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29894924
Const Adj.:	0.99989998
Adj $ / SQ:	168.847
Other Features:	84568
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412942
Depreciation:	76807
Depreciated Total:	336135

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

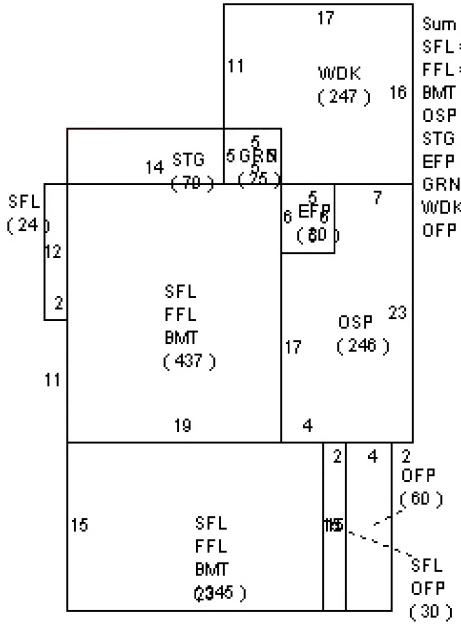
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.85
Special Features:	0	Val/Su Net:	108.14
Final Total:	336100	Val/Su SzAd	207.73

SKETCH



Sum Area By Label :
SFL = 836
FFL = 782
BMT = 782
OSP = 246
STG = 70
EFP = 30
GRN = 25
WDK = 247
OFP = 90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	836	168.850	141,156
BMT	Basement	782	50.650	39,611
FFL	First Floor	782	168.850	132,038
WDK	Deck	247	10.050	2,482
OSP	Screen Porch	246	25.530	6,279
OFP	Open Porch	90	34.830	3,135
STG	Storage	70	8.860	620
EFP	Enclos Porch	30	72.590	2,178
Net Sketched Area:		3,108	Total:	328,374
Size Ad	1618	Gross Are	3108	FinArea 1618

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.0-0003-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: